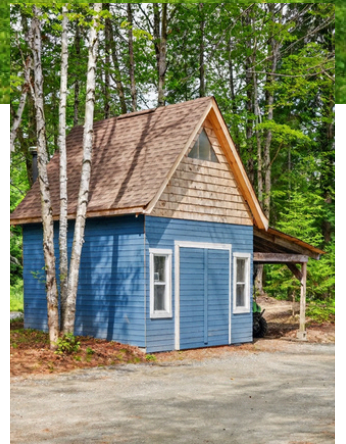


Welcome To
15 Orr Rd, Huntsville



ASKING
\$649,900





15 Orr Rd, Huntsville

3

BEDROOMS

2

BATHROOMS

2128

SQAURE FEET

PROPERTY FEATURES

- PRIVATE TREED MANICURED YARD
- QUIET DEAD-END ROAD
- BRIGHT OPEN-CONCEPT
- LARGE FRONT DECK
- WALKOUT BASEMENT
- 15 MINUTES TO HUNTSVILLE

PROPERTY INFORMATION

- TAXES/YEAR: \$1989.69/2026
- WATER SOURCE: DUG WELL
- BASEMENT: WALKOUT FINISHED
- ACCESS: MUNICIPAL YEAR -ROUND
- HEATING: ELECTRIC RADIANT
- LAUNDRY: BASEMENT



DAVELESLIE.CA



ASKING **\$649,900**

Welcome to this beautifully maintained, turnkey home offering over 2,100 sq. ft. of finished living space, with 3 bedrooms, an office, and 2 bathrooms, all set on a private 1-acre lot just 10 minutes from Huntsville. Nestled on a quiet dead-end road and set well back from the street, this property offers the perfect combination of privacy, peaceful surroundings, and everyday convenience. Pride of ownership is evident throughout, with extensive upgrades, beautifully landscaped grounds, and manicured lawns creating exceptional curb appeal. Inside, the bright and welcoming main floor is filled with natural light from an abundance of windows. The open-concept living, dining, and kitchen area creates an inviting space for everyday living and entertaining, while wood beams add warmth and character. The kitchen offers plenty of countertop and cabinetry space, along with a sit-up bar perfect for casual meals, morning coffee, or gathering with family and friends. Step outside onto the large front deck, a wonderful extension of the living space and the perfect spot to relax or entertain. The fully finished walkout basement offers plenty of additional living space, with a spacious family room, dedicated office area, and a recently renovated bathroom. Tons of storage keeps everything neatly tucked away, while the bright and inviting layout makes the lower level feel like a natural extension of the home. Enjoy the privacy and space of country living while still being just 10 minutes from Huntsville—a wonderful place to settle in, unwind, and feel at home.

Property Client Full

15 Orr Road, Huntsville, Ontario P0B 1M0

Listing

15 Orr Rd Huntsville

Active/Residential Freehold / Detached

MLS® #: X13662270

List Price: \$649,900

New Listing



Muskoka/Huntsville/Stephenson

Tax Amt/Yr: **\$1,989.69/2026** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 26 CON 9 STEPHENSON AS IN MT6679; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **7+6**
Fractional Ownership: **BR BR+: 3(3+0)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source: **Plans**
Lot Irreg: **Lot Acres:**
Lot Front: **259.43** Fronting On: **E**
Lot Depth: **180.00** Builder Name:

Lot Size Code: **Feet**

Zoning: **RR**

Dir/Cross St: **Rowanwood Rd & Orr Rd**

PIN #: **481240387**
Holdover: **60**
Possession: **Flexible**

ARN #: **444204001604300**

Contact After Exp: **No**
Survey Year/Type: **None**

Possession Date:

Kitch Kitch + **1 (1+0)**
Fam Rm: **Yes**
Basement: **Yes/Finished W/O**
Fireplace/Stv: **No**
Interior Feat: **Storage, Water Heater**
Parking Feat: **Private Double**
Heat: **Radiant, Water**
Heat Source: **Electric**
A/C: **/None**
Central Vac: **No**
Laundry Lev: **Lower**
Property Feat: **Wooded/Treed, School Bus**

Exterior: **Vinyl Siding**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **8.00**
Tot Pk Spcs: **8.00**
Pool: **None**
Room Size: **None**
Rural Services:

Utilities: **Hydro**
Water: **Well**
Water Supply Type: **Dug Well**
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:

Well Depth: **Septic**
Sewers: **Unknown**
Special Desig:
Farm Features:
Winterized:

Cell Services, Garbage Pickup, Internet High Speed, Recycling Pckup
Security Feat:

Exterior Feat: **Deck, Landscaped, Year Round Living**
Roof: **Asphalt Shingle**
Foundation: **Concrete Block**
Topography: **Level**
Soil Type:

Waterfront Y/N: **No**

Water Struc:

Under Contract:

Access To Property: **Yr Rnd Municpal Rd**

Waterfront:
Easements/Restr: **Municipal**
Dev Charges Paid:

Island YN:

HST App To SP: **Not Subject to HST**

View: **Trees/Woods**

Lot Shape:

Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Welcome to this beautifully maintained, turnkey home offering over 2,100 sq. ft. of finished living space, with 3 bedrooms, an office, and 2 bathrooms, all set on a private 1-acre lot just 10 minutes from Huntsville. Nestled on a quiet dead-end road and set well back from the street, this property offers the perfect combination of privacy, peaceful surroundings, and everyday convenience. Pride of ownership is evident throughout, with extensive upgrades, beautifully landscaped grounds, and manicured lawns creating exceptional curb appeal. Inside, the bright and welcoming main floor is filled with natural light from an abundance of windows. The open-concept living, dining, and kitchen area creates an inviting space for everyday living and entertaining, while wood beams add warmth and character. The kitchen offers plenty of countertop and cabinetry space, along with a sit-up bar perfect for casual meals, morning coffee, or gathering with family and friends. Step outside onto the large front deck, a wonderful extension of the living space and the perfect spot to relax or entertain. The fully finished walkout basement offers plenty of additional living space, with a spacious family room, dedicated office area, and a recently renovated bathroom. Tons of storage keeps everything neatly tucked away, while the bright and inviting layout makes the lower level feel like a natural extension of the home. Enjoy the privacy and space of country living while still being just 10 minutes from Huntsville-a wonderful place to settle in, unwind, and feel at home.**

Microwave, Refrigerator, Stove, Dishwasher, Washing Machine, Dryer, Chest Freezer

Inclusions:

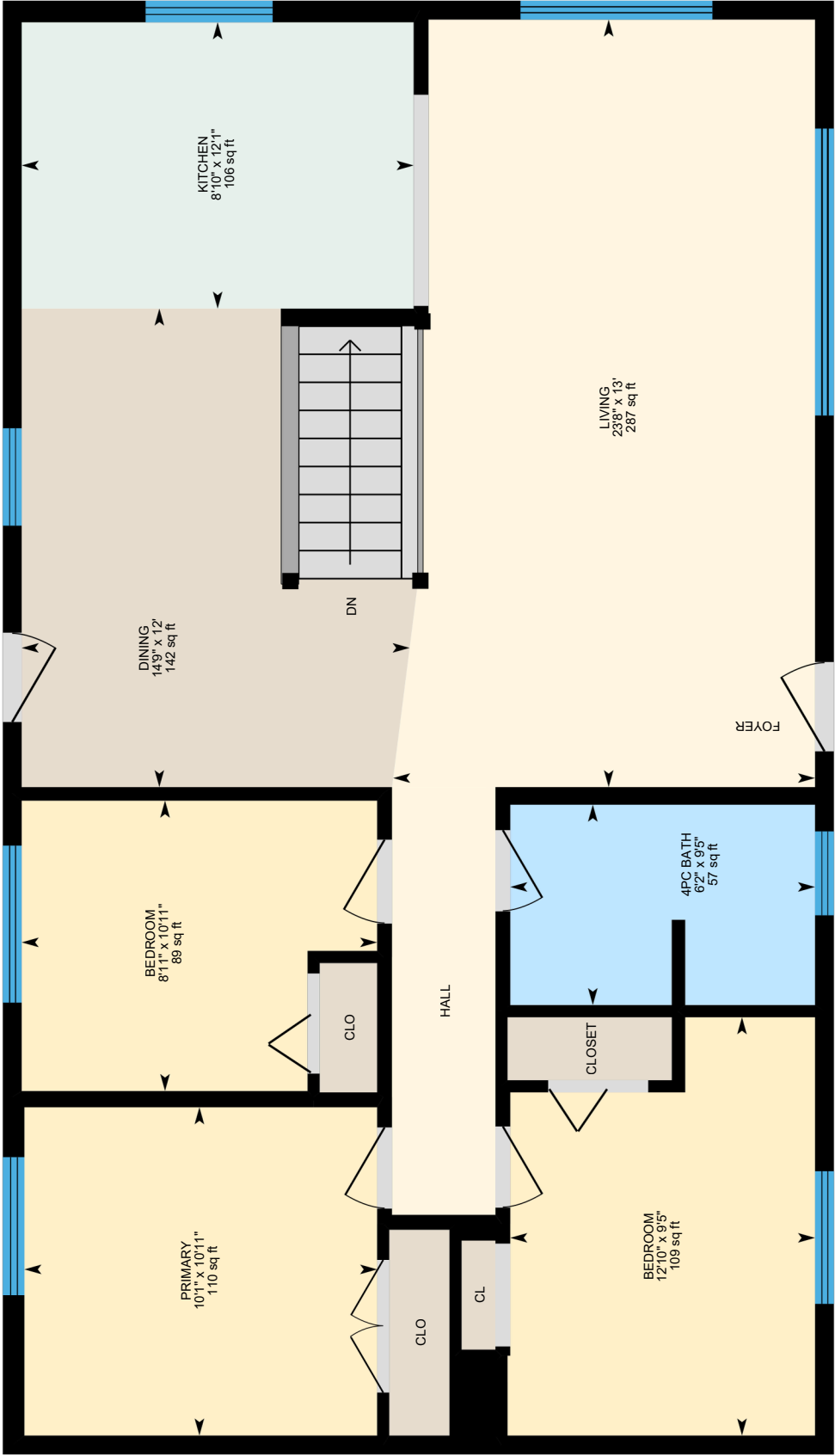
Listing Contracted With: **Coldwell Banker Thompson Real Estate 705-789-4957**

Prepared By: **DAVE LESLIE, REALTOR Salesperson**

Date Prepared: **08/11/2026**

15 Orr Rd, Huntsville, ON

Main Floor Interior Area 1064.09sqft



PREPARED: 2026/09/08





15 Orr Rd, Huntsville, ON

Basement (Below Grade) Interior Area 953.34 sq ft



PREPARED 2026/08/08

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



15 Orr Rd, Huntsville, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

4pc Bath: 9'5" x 6'2" | 57 sq ft
Bedroom: 9'5" x 12'10" | 109 sq ft
Bedroom: 10'11" x 8'11" | 89 sq ft
Dining: 12' x 14'9" | 142 sq ft
Kitchen: 12'1" x 8'10" | 106 sq ft
Living: 13' x 23'8" | 287 sq ft
Primary: 10'11" x 10'1" | 110 sq ft

BASEMENT

3pc Bath: 7'5" x 7'8" | 57 sq ft
Cold Room: 7'10" x 9'9" | 77 sq ft
Den: 11'3" x 11'6" | 130 sq ft
Laundry: 8'1" x 10'4" | 76 sq ft
Office: 11'7" x 9'11" | 105 sq ft
Rec Room: 14'4" x 25'3" | 284 sq ft
Utility: 3'11" x 8'2" | 32 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1064.09 sq ft

BASEMENT (Below Grade)

Interior Area: 953.34 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1064.09 sq ft





 705-380-3834

 INFO@DAVELESLIE.CA

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